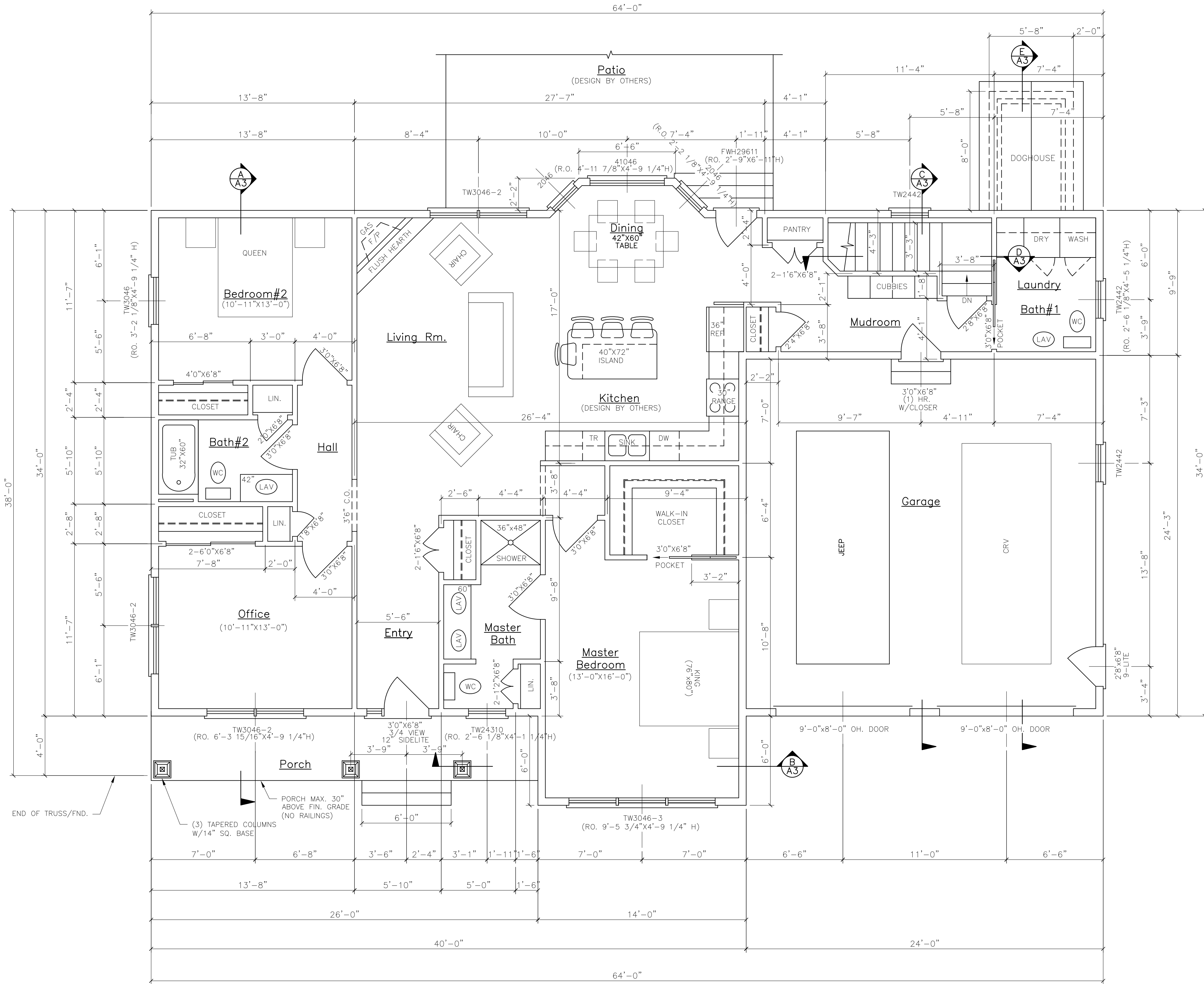


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FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0" (TOTAL FINISHED SQ. 1702)

CONSTRUCTION STANDARD NOTES:

(THE FOLLOWING NOTES ARE FOR INFORMATION USE ONLY. THEY SHOULD NOT BE INTERPRETED AS CODE OR VIEWED AS THE COMPLETE CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE CITY ADOPTED CODE BEFORE ANY CONSTRUCTION BEGINS AND SHALL FULLY IMPLEMENT THE CODE DURING CONSTRUCTION.)

- STAIRS
1. ALL STAIR SHALL COMPLY WITH THE CITY ADOPTED STAIR CODE. OPEN SIDES OF STAIRS WITH TOTAL RISE OF MORE THAN 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 34" NOR MORE THAN 38" ABOVE SURFACE OF TREAD. OPENINGS BETWEEN BALUSTERS SHALL BE LESS THAN 4". GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR ORNAMENTAL PATTERNS THAT RESULT IN A LADDER EFFECT.
  2. ALL PORCHES, BALCONIES, & DECKS AND RAISED SURFACES MORE THAN 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPENINGS BETWEEN BALUSTERS SHALL BE LESS THAN 4". GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR ORNAMENTAL PATTERNS THAT RESULT IN A LADDER EFFECT.
  3. ALL STAIRS SHALL MAINTAIN A MINIMUM OF 36" CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE AND MAINTAIN MINIMUM CLEAR WIDTH AT AND BELOW THE HANDRAIL HEIGHT. INCLUDING TREAD AND LANDINGS. STAIR WIDTH SHALL NOT BE LESS THAN 31.5". WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE ON BOTH SIDES. THE MIN. HEADROOM OF THE STAIRWAY SHALL NOT BE LESS THAN 8'-0" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM SURFACE OF LANDING OR PLATFORM.
  4. THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4" AND MINIMUM SHALL BE 4". THE MINIMUM TREAD DEPTH SHALL BE 10" (MEASURED FROM LEADING EDGE OF TREAD TO LEADING EDGE OF TREAD). A NOSING NOT BE LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE REQUIRED ON TREADS WHERE THE DEPTH IS LESS THAN 11". OPENINGS IN RISERS SHALL NOT EXCEED 4".

- SMOKE/CO ALARMS
1. ALL ALARMS SHALL BE A COMBINATION SMOKE AND CO ALARMS AND SHALL BE LISTED IN ACCORDANCE WITH UL 217. THEY SHALL BE INSTALLED IN PROVISION TO THE CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND SMOKE/CO ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ALSO ONE SHALL BE INSTALLED ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENT. IN NEW CONSTRUCTION SMOKE/CO ALARMS SHALL BE CONNECTED TO THE PRIMARY BUILDING POWER AND HAVE A BATTERY BACKUP.

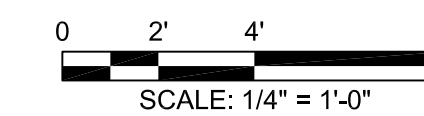
- WINDOWS
1. BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING EXTENDING DIRECTLY TO THE OUTSIDE. EDGESS WINDOWS SHALL MEET NET OPENING REQUIREMENTS OF 5.0 SQ. FT. (GRADE FLOOR) AND 5.7 SQ. FT. (OTHER FLOORS) WITH A MIN. CLEAR OPENING HEIGHT OF 24". A MIN. CLEAR OPENING WIDTH OF 20" AND A MAXIMUM SILL HEIGHT OF 44".
  2. TEMPERED GLAZING SHALL BE INSTALLED IN THE FOLLOWING CONDITIONS.
    - GLAZING IN BATHROOMS WHERE IT IS LOWER THAN 60" FROM ANY VERTICAL SURFACE.
    - GLAZING LESS THAN 60" ABOVE ANY SURFACE, ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN CLOSED POSITION.
    - GLAZING BOTTOM LESS THAN 24" ABOVE THE FLOOR.
    - GLAZING ENCLOSING STAIRWAY LANDINGS OR WITHIN 60" OF TOP & BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.
  3. FALL PREVENTION CLIPS SHALL BE INSTALLED ON ALL WINDOWHEADS WHERE THE SILL IS LOCATED MORE THAN 22" ABOVE FINISH GRADE OR SURFACE BELOW, AND THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS LESS THAN 24" ABOVE FINISH FLOOR.

- INSULATION & VENTILATION
1. COMPLY WITH MAINE UNIFORM BUILDING AND ENERGY CODE  
LOCATION: CUMBERLAND COUNTY, MAINE  
R-15 MINIMUM INSULATION R-VALUES:  
GLAZING: U-0.35 MINIMUM  
SKYLIGHT: U-0.60 MINIMUM  
CEILING: R-49  
WOOD FRAMED WALLS: R-21  
WOOD FLOORS (OVER HEATED SPACES): R30  
BASEMENT WALLS: R-15 CONTINUOUS OR 19 CAVITY  
SLAB (HEATED SPACES) R-VALUE & DEPTH: R-10 TO 4 FT. PERIMETER  
CRAWL SPACE: R-10 CONTINUOUS OR 13 CAVITY
  2. UNHEATED CRAWL SPACES SHALL HAVE VENTILATION OPENINGS OF A MINIMUM OF 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA AND SHALL BE WITHIN 3'-0" OF EACH CORNER OF THE BUILDING. UNVENTED CRAWL SPACES SHALL HAVE A VAPOR RETARDER WITH 6" OVERLAPPED SEALED SEAMS AND EDGES THAT SHALL EXTEND UP 6" ON THE STEEL WALLS WHICH SHALL BE ATTACHED AND SEALED. UNVENTED CRAWL SPACE SHALL HAVE A CONTINUOUSLY OPERATING MECHANICAL EXHAUST SYSTEM OR CONDITIONED AIR SUPPLY PER IRC CODE REQUIREMENTS.

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ISSUED FOR CONSTRUCTION

11-23-2016



White Homes, Inc. 878-3361	
MORIN DRAFTING 318-1177	
DORLER RESIDENCE MORNINGSTAR LANE, PORTLAND, ME. (LOT NO. 3)	
FLOOR PLAN	
DRAWN: J. MORIN	A2
SCALE: 1/4"=1'-0"	
DATE: 05-22-2016	
PLAN NO:	